

UPTOWN

RIVERSIDE MANCHESTER





Inspired by  
history, made  
for the future...





# Bringing a new edge to city living.

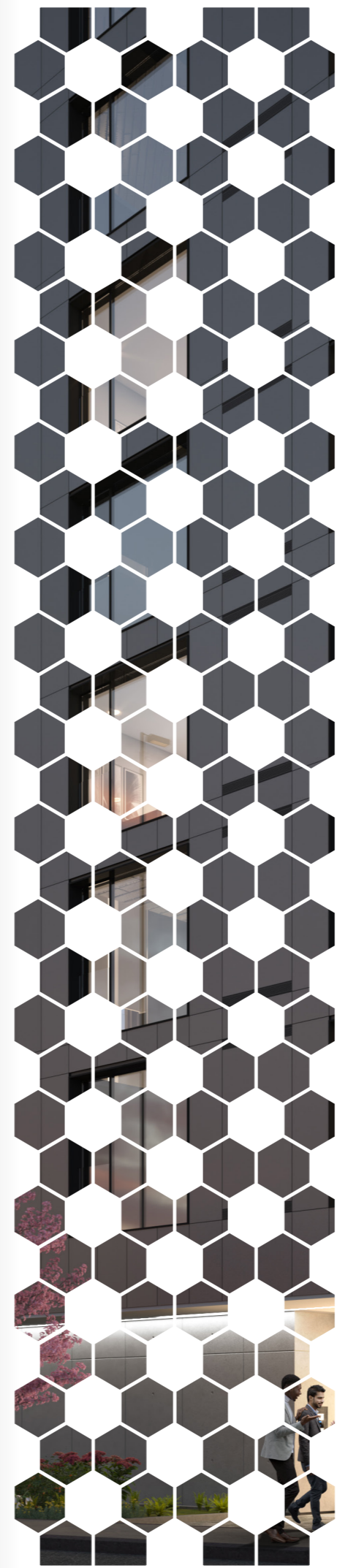
Welcome to Uptown, a luxury development situated on the banks of Manchester's River Irwell.

Uptown delivers the convenience of city living from a stylish waterfront location, offering an enviable modern lifestyle in Manchester's most sustainable new residential building.

The three towers of Uptown create a stunning geometric pattern on the skyline, and provide best-in-class amenities for residents including a gymnasium, cinema room, stunning roof gardens and front of house service to make this a truly special residential experience.

Surrounded by tree-lined avenues and open communal gardens, this is a growing and affluent community on the banks of the River Irwell which is part of a much bigger neighbourhood – just minutes from Cathedral Gardens, Spinningfields, Deansgate and Victoria Station.





Uptown embraces the spirit of innovation that defines Manchester. Its three buildings - Element, Enigma and Graphene have been named as an homage to that history.



# Cutting edge, smart buildings.

Uptown comprises of 156 one and two bedroom apartments, with opulent interiors and a design style which marries contemporary flourishes with updated industrial styles.

Floor-to-ceiling windows flood the apartments with natural light, ensuring that the considered, stylish spaces offer a healthy living environment. A blend of high class fixtures, fittings and appliances demonstrate the depth of thought and care that has gone into each and every apartment.

This approach has also been taken with regard to the communal facilities available at Uptown. All residents can make use of the gymnasium, cinema room, stunning roof terraces, 24/7 front of house team, bicycle storage and more to get the absolute most out of life here.

Smart technology throughout the apartments and the use of Modern Methods of Construction make Uptown the most sustainable new residential building in the city. The materials and technologies used offer instant quality of life benefits for residents, using automated-learning to adapt to your routine and help reduce your carbon footprint and bills as far as possible.

Property Alliance Group is focused on creating homes which are fit for the present and the future. Our developments are designed to be friendly to residents and the environment at the same time. That emphasis on health and wellbeing in all areas is shown in every aspect of Uptown, providing a home that will allow you to thrive.







## Element.

Element is a celebration of two exceptional Manchester pioneers - John Dalton, the meteorologist and atomic theorist recognised as the father of modern chemistry, and Ernest Rutherford, the man who split the atom.

This building is comprised of 68 one- and two-bedroom apartments, as well as a 5-star gymnasium for the use of all three towers. This facility looks out over the river and provides an ideal exercise space to boost the physical and mental wellbeing of residents. Residents looking for relaxing spaces can also make use of the communal roof terrace which features views over the city. Finally, Element includes the main reception for the Uptown development where residents can find the Front of House team who are there to help however you need.







# Enigma.

Enigma is named to acknowledge the work of Alan Turing, the inventor of the programmable computer, who conducted his work at the University of Manchester.

His advancements in computing laid out the foundation for the information age, and his work during World War Two cracking the Enigma Code was vital to the Allied victory.

This building is comprised of 52 one- and two-bedroom apartments, as well as a large indoor bike store to encourage cycling and physical health at Uptown. The large reception area found in Enigma can also be used as a meeting point, social space and flexible working area by residents. Additionally, all residents can make use of the communal roof terrace which provides a tranquil space for relaxation and socialising.







# Graphene.

Graphene is the thinnest material known to man at just one atom thick, and it has the potential to revolutionise dozens of scientific fields from electronics to DNA sequencing.

The material was discovered at the University of Manchester by Andre Geim and Konstantin Novoselov who would go on to win the Nobel Prize in 2010 for their efforts.

This building is comprised of 36 one- and two-bedroom apartments, as well as some outstanding communal facilities. The cinema room is available for all and can be booked through the bespoke Uptown app, and the residents' lounge is the perfect space for relaxing, socialising and flexible working as desired. If an outdoor space is preferred, the communal roof terrace in Graphene provides the perfect alternative as well as offering outstanding views over the city.





Living spaces.





Living spaces.





Living spaces.





Bedrooms.





# Bathrooms.







Residents lounge & co-working.





Reception area.





Residents gym.





Roof gardens.





Cinema room.





# The Mancunian way.

Manchester laid the foundations for the modern world, and now the city has transformed into a 21st century powerhouse.

Our city and its legacy of innovation has inspired every aspect of Uptown, from the materials used to build it, to the smart buildings technology which has created the living environment of the future in every apartment.

This determination to push boundaries and create something truly special comes from Manchester itself. Whatever you're into, Manchester has blazed a trail and will have the perfect thing for you. It really is no surprise that this city was named the third-best in the world by TimeOut, or that reports in the Sunday Times show that young people from around the UK are moving here.



# Close to the city, connected to the world.

## Uptown is located minutes from Manchester city centre.

Residents can find everything they want from live music to high end shopping, to world-class restaurants, and much more besides.

The desirable Spinningfields and Deansgate areas are just over the river from Uptown, and the range of bars, restaurants and shops there will have something to suit every taste.

Likewise, destinations like Manchester Art Gallery, the Royal Exchange Theatre, Ancoats, the Northern Quarter, St. Peter's Square, the Castlefield Marina and many more are all within walking distance of Uptown.

Uptown also enjoys a location that is perfect for those times when you want to take a break and get away for a break.

As well as being connected to the rest of the city by the Metrolink tram network – the nearest stop at Manchester Victoria Station is minutes from Uptown – the national rail network can be accessed easily from Manchester's many stations, including the aforementioned Victoria and Manchester Piccadilly.

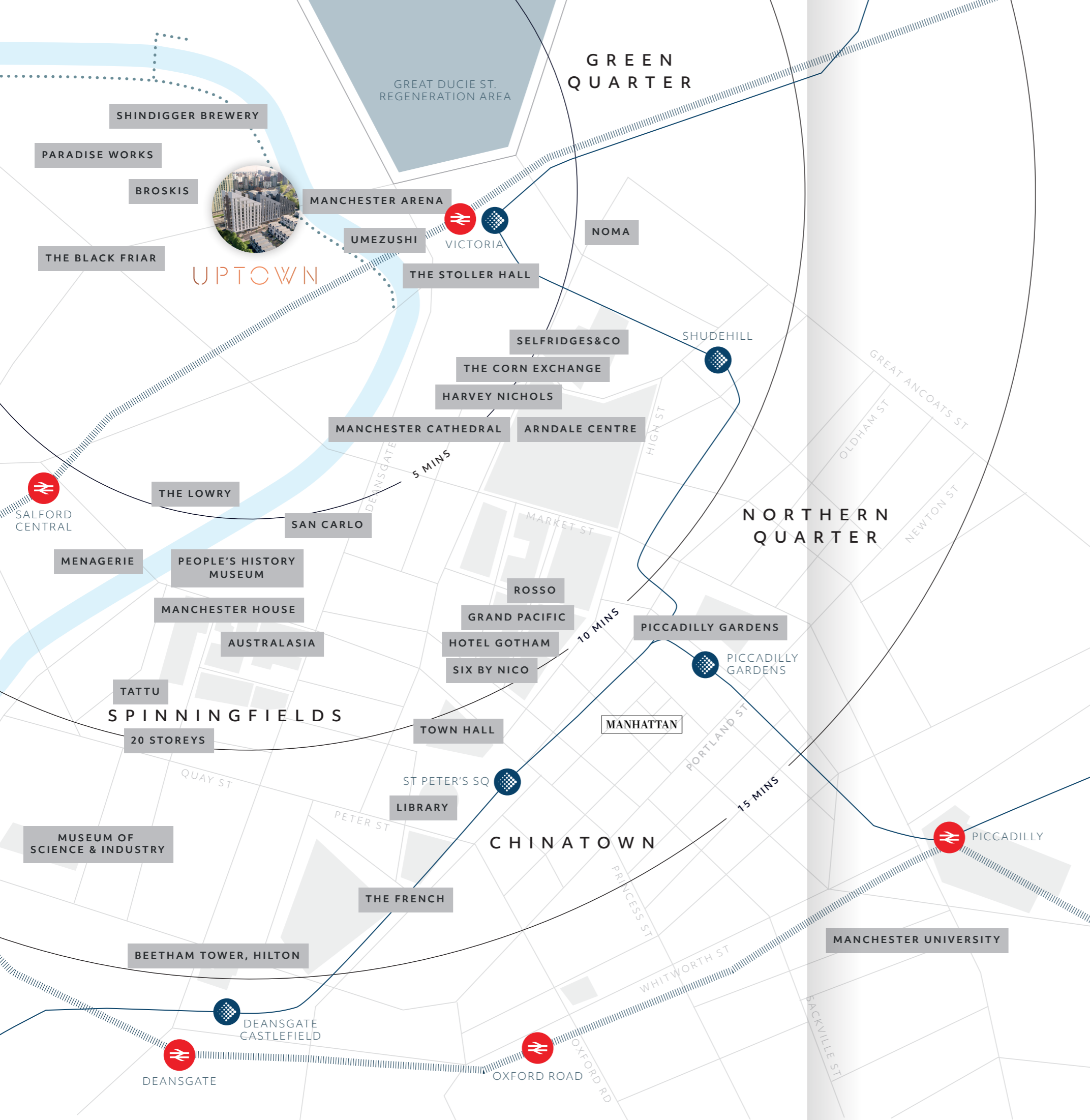
## Travel further afield.

London, Edinburgh, York, the Peak District, the Lake District and more are an easy train ride away – and the capital city will only get closer once the HS2 high speed rail line is completed.

If you want to go further afield to satisfy that wanderlust, Manchester Airport flies to more than 200 destinations and is just a short train journey from Piccadilly Station.

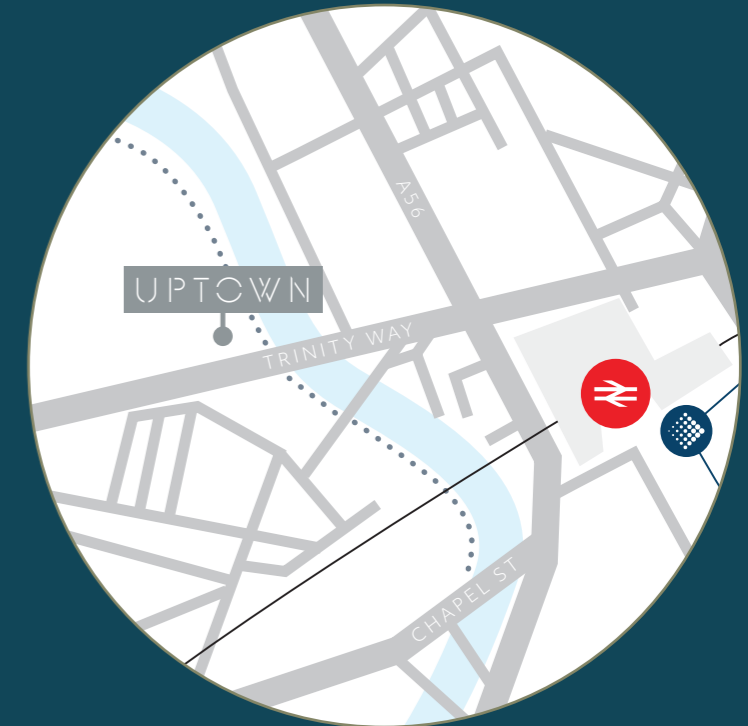






# Enjoy the best of both worlds




A convenient city lifestyle from a stylish waterfront location



### BY FOOT:

- 5 minutes to Victoria
- 6 minutes to Arndale Centre
- 6 minutes to Deansgate
- 8 minutes to Spinningfields
- 11 minutes to Town Hall
- 12 minutes to Northern Quarter
- 12 minutes to St Peters Square

### Key

-  TRAIN STATION
-  METROLINK STATION
-  RIVERSIDE WALK



# Minutes from the city, metres from the water.

Abundant riverside walks, green recreation spaces and bustling waterside restaurants make Manchester a delightful place to live.



Living at Uptown means you are never far away from the vibrant waterfront that winds its way through the city centre – giving you easy access to everything the city has to offer. Diverse, energetic and overflowing with life, Manchester is one of the UK's most exciting places to live, and Uptown allows you to step into the city from your doorstep.

Two Premier League football teams, the Old Trafford cricket ground and the National Cycling Centre – the home of British cycling – are just some of the sporting attractions on offer.

What's more, just a short distance from the city centre, you can enjoy the outstanding natural beauty of the Peak District National Park and the Pennines – the perfect place to go for a hike and take a break from the bustle of the city centre.

It's no surprise that Greater Manchester continues to earn accolades as the UK's most liveable and vibrant region, to go alongside its outstanding job opportunities and a booming economy.





# What we build today can build a better tomorrow.

It is important to everyone at Property Alliance Group that our developments are as environmentally friendly as possible, and that the sustainability of our buildings is considered at every stage of the construction lifecycle and beyond.

We have achieved this at Uptown by working with leading industry figures to make use of innovative modular construction techniques which greatly reduce the build time, transportation needs and energy usage of the development. Furthermore, no concrete has been used in the apartments, with cross-laminated timber (CLT) being preferred thanks to its highly recyclable nature, improved fire safety rating and lower overall carbon costs.

The 156 apartments at Uptown are made from 312 individual modules which take only 24 weeks to manufacture off-site in a special factory facility. Installation takes a further 8 weeks, and practical completion follows just 12 weeks after that. Modular timber construction uses tried and tested materials and techniques in a revolutionary way - and we are proud to be a part of it.

Furthermore, Uptown incorporates state-of-the-art Wondrwall technology. A self-learning home automation system, which adapts to your daily routine to make your heating and hot water usage up to 50% more energy and cost efficient. This intelligent system is controlled by an app and provides instant quality of life improvements for our residents.

# 97%

Almost every part of a modular home is built in a factory, reducing work done on site

# 100%

Modular homes are run purely by electricity which reduces bills and is kinder to the environment

# 90%

Vehicle movement is reduced by up to 90% due to fewer deliveries to site

# 10

It only takes 10 minutes to regrow the amount of timber used in three modular homes

# 90%

The lifetime carbon footprint of a modular timber home is up to 90% lower than comparable traditional builds

# 67%

Off-site manufacturing can cut out home construction energy usage by more than two thirds

“Great new buildings have never just happened. They are conceived, designed, developed and built by people of commitment and vision. Our team has been assembled with care from acknowledged experts in their field, each sharing a passion for the built environment of our great city.”

DAVID RUSSELL, CHIEF EXECUTIVE  
PROPERTY ALLIANCE GROUP





## A strong Alliance.

We are Manchester's leading cross-sector developer, with more than £400m of major projects currently underway or in the pipeline.

Established for three decades, Alliance is committed to producing award-winning developments which stand the test of time. Our determination to inspire, scrupulous attention to detail and the specialist expertise of our team allows us to constantly raise the bar.

We take great pride in our developments and craft everything with the resident in mind. Uptown is an outstanding example of this. The focus on sustainability and technology-led innovation has resulted in one of Manchester's smartest residences, designed for you to tailor and adapt to make your home at Uptown, completely your own.



UPTOWNMANCHESTER.COM

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